

# PUBLIC FACILITIES POLICY PLAN UPDATE

PLANNING COMMISSION'S LAND USE PROCESS COMMITTEE

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April 22, 2021



# Agenda

1. Plan Amendment Board Authorization
2. Project Goals
3. Public Facility Policy Plan Background
4. Project Scope
5. Team/Stakeholders
6. Schedule
7. Next Steps
8. Questions/Discussion

# Board of Supervisors Authorization

## Comprehensive Plan Amendment – July 14, 2020

Motion: Therefore, I move that the Board of Supervisors direct staff to consider a Comprehensive Plan amendment to update the Public Facilities element Policy Plan and related updates to Area Plans, including reviewing the alignment of those updates with the CIP. This effort should begin with the Public Schools element of the Public Facilities section of the Policy Plan and include the School's Committee recommendations referenced above.

- Update Public Facility Policy Plan
- Updates to District Plans
- Alignment of the PFPP/Area Plans to the CIP
- Incorporate the Planning Commission Schools Committee Recommendations
- Last major update to PFPP was in 2004

# Project Goals

## Align with Current Fairfax County Policies

- Capital Improvement Program – DPW Building Design Branch and Commissioner Sargeant, PC CIP Committee and PC Land Use Committee
- Other Departmental Guiding Documents and Approval Processes
- Strategic Plan
- One Fairfax Policy



# Project Goals cont.

## **Align Public Facilities Policies Plan and District Plans to 20 Year Changes**

- Frame Demographics Changes related to update
- Frame Physical Development Changes related to update

**Comprehensive update of existing public facilities within the district area plans and a general needs assessment for facility types within the planning districts**

**Using History to Inform the PFPP Update**

# Using History to Inform the PFPP Update

1. Historic Process of Planning and Locating Public Facilities
2. Demographic Trends
3. History of Outreach and Engagement
4. *Moving Forward --- How do we take our findings and incorporate what we have learned into PFPP update?*

# Project Goals cont.

## **Improve Public Facility Approval Process (2232)**

- Create a more predictable, consistent, and transparent application process for County staff, other stakeholder departments/agencies, Planning Commission, Board of Supervisors, and the public.

# What is the Public Facility Policy Plan?

## Countywide goals and objectives

### COUNTYWIDE OBJECTIVES AND POLICIES

The overall Public Facilities element of the Comprehensive Plan is based on general objectives which apply to the county's public facility planning effort as a whole and specific functional program areas in particular. These objectives therefore should be viewed as the key principles for establishing a facility network which is responsive to the county's ability to pay, community expectations, the public health, safety and general welfare, and neighborhood and land use impacts.

- Objective 1: Locate new facilities to provide convenient service to the greatest number of people or service consumers and users.**
- Policy a. Site facilities appropriately to the area they are intended to serve.
  - Policy b. Reduce service area overlap between like facilities, unless overlap is necessary to correct service deficiencies.
  - Policy c. Site facilities in accordance with locational standards that maintain accepted levels of service while reducing duplication or underutilization.

## Facility type specific goals and objectives

### SANITARY SEWER

#### INTRODUCTION

Fairfax County provides sanitary sewer through a system of over 3,100 miles of sewer lines, 64 pumping stations and one treatment plant owned and operated by the county, the Norman M. Cole, Jr. Pollution Control Plant. Additional treatment capacity is provided by contractual agreement with the District of Columbia, the Alexandria Sanitation Authority, Arlington County and the Upper Occoquan Sewage Authority.

It is important that the location and timing of sanitary sewer facility construction be supported by specific public facility standards and Plan recommendations.

#### Location

- Objective 32: Provide public sewer in accord with the approved sewer service area and in support of the county's land use objectives. (See Figure 4.)**
- Policy a. Limit expansion of the approved sewer service area to areas which are planned for uses which require such infrastructure and which are contiguous to the existing approved areas.
  - Policy b. Locate sewer lines to minimize impact on environmental features such as stream valleys, wetlands, and forested areas.
  - Policy c. Expansion of the approved sewer service area should not occur until other public infrastructure is available or funded, or programmed in the Capital Improvement Program and is adequate to support development of the area already approved for sewer and the area proposed for expansion.





# Intent of the Public Facility Policy Plan?

**To provide specific public facility guidance on the following:**

- the appropriate general location of new facilities;
- appropriate specific locational criteria, such as site size, access, and screening for different facility types;
- service level standards which indicate the number of new facilities;
- methods for determining the specific need and appropriate timing of facilities;
- the acceptable character and extent of facilities and measures for attaining them.

# Public Facility Policy Plan Implementation

## Primary mechanism for applying guidance:

### 1. 2232 Review Process

Section 15.2-2232 of the Code of Virginia – Requires a locality to have features shown in the comprehensive plan for “street...park or other public area, public building or public structure, public utility facility or public service corporation...”

### 2. Capital Improvement Program (CIP)

Section 15.2236 of the Code of Virginia – Requires governing body to prepare and revise annually a CIP based on the comprehensive plan. Must include cost estimates and life cycle cost of facilities and means of financing.

# Proposed Project Scope

## Update Public Facility Policy Plan

- Countywide Goals and Objectives
- Facility Sections – Goals and Objectives Education (Public Schools and Higher Education)
  - Libraries
  - Public Safety (Police, Fire & Rescue, Sheriff, Courts, and Animal Control)
  - Utilities and Services (Water supply, Sanitary sewer, solid waste, drainage systems and improvements, County Vehicle Maintenance Facilities, Electrical and Land-Line Utility Services)

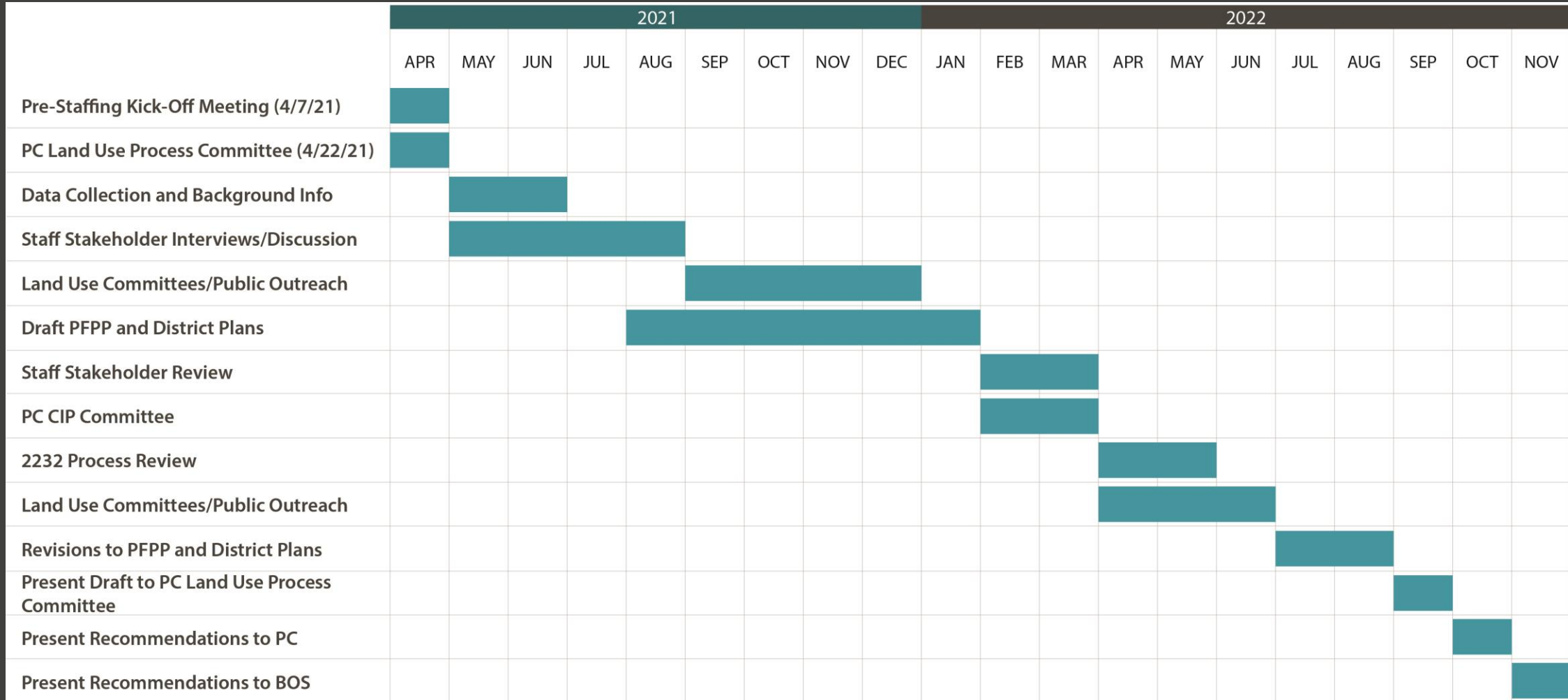
# Proposed Project Scope cont.

## Update Planning Districts and Special Planning Areas

- Organize Existing Inventory of Public Facilities
- Revise charts, maps, and outdated text related to public facilities
- Synthesize Planning Districts with consistent language and direction with regards to public facilities planning and approval

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# Project Schedule



\* interim meetings with PC Land Use Process Committee as needed throughout the process

# Project Team / Stakeholders

## Core Team

- Planning Commission – LUPRC and CIP Committees (Tim Sargeant)
- PD Facilities Branch
- Department of Public Works Building Design Branch
- County Executives Office
- Health Department
- Department of Management and Budget

## Supplementary Team

- Education rep, Public Safety rep, Library rep, Health and Human Services rep, FCDOT, Park Authority, Public outreach rep

# Notable Efforts to Date

- Commissioner Sargeant assigned as liaison to PC – Meeting 2/16/21
- Land Use Process Committee assigned as PC review committee
- Update of Authorization presented to PC CIP Committee – 2/25/21
- DPD staff meetings with DPW Capital Facilities/Buildings Design Branch
- DPD internal meetings to discuss One Fairfax Policy, Strategic Plan and other background research related to PFPP and CIP
- Internal staff kick-off meeting with agency representatives – 4/7/21

# Next Steps

- **Data Collection and Background Research**
- **Continued planning for outreach and input strategy**
- **Agency/Stakeholder Interviews**

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# Questions / Discussion

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